



# CITY OF CONCORD

## NEW HAMPSHIRE

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### ECONOMIC DEVELOPMENT ADVISORY COUNCIL

**Minutes**  
**May 7, 2010**  
**7:30 A.M.**

The meeting convened in the City Council Chambers, 37 Green Street, Concord. Coffee and refreshments were served compliments of Chris Carley.

Chairperson Carley called the meeting to order at 7:35 A.M.

**PRESENT:** Tim Bernier, Christopher Carley, Byron Champlin, Mark Coen, Michael DelloIacono, Larry Gloekler, John Hoyt, Jan McClure, Bill Norton, Dan St. Hilaire, and Claudia Walker

**ABSENT:** Allen Bennett, Maura Carroll, Peter Cook, and Stephen Heavener

**STAFF:** Carlos P. Baía, Deputy City Manager - Development  
Matthew R. Walsh, Assistant for Special Projects  
Bev Rafferty, Administrative Assistant

#### **I. MINUTES OF THE APRIL 2, 2010 EDAC MEETING**

Mike DelloIacono made a motion to accept the minutes as written; seconded by Mark Coen; motion passed unanimously.

#### **II. EDAC REGULATIONS SUB-COMMITTEE FINAL REPORT - CONTINUED REVIEW AND DISCUSSION**

Chairperson Carley reviewed what had been done at last month's meeting regarding the Opportunity Corridor and indicated that today's discussion would focus on Village Zones.

Mr. Carley stated that since 2020's study and the Master Plan endorsed the concept of villages, the zoning should reflect the same principle. This is not currently the case.

Mr. Carley noted that the UT zone is the closest to a village zone presently in the ordinance but has limitations.

Mr. Carley noted that Jeff Taylor, the consultant working on the 2020 review of zoning regulations, has been working on performance and form based zoning; the latter where one looks at the physical characteristics of an area and then builds the zoning around those conditions rather than by use.

Mr. Carley indicated that Concord's current zoning practice tends to discourage the mixing of uses. Bill Norton noted there are three different zoning districts in what might be within a quarter mile of McKee Square.

Mark Coen asked if there were other communities that have adopted performance based zoning in mixed use districts. Bill Norton noted that Dover recently did something like this. Matt Walsh felt that what EDAC was trying to effect was the application of the principles of the Central Business Performance District to the village districts, with a few modifications such as lower height limitations.

Ms. McClure commented that in the past, some members of the public had expressed a dislike of the village idea. Mr. Norton clarified that what Ms. McClure was referring to was the proposal from a number of years ago to create new villages as opposed to the existing ones which is what was being discussed by EDAC. Ms. McClure inquired how this would impact neighborhood integrity.

Chairperson Carley noted that a village would be an area where we already have some variety of uses. The change would allow more flexibility with most of it in small scale. Bill Norton noted that the areas mentioned in the report (McKee Square, Kelly Square, Thirty Pines, etc.) have 3 or 4 different zones now.

Jan McClure noted that we need to be flexible but also be sensitive to what will ultimately share the area. Chairperson Carley noted creative flexibility is what we are striving for.

Carlos Baía noted that lighting has become an issue that staff is increasingly scrutinizing. Tim Bernier expressed that based on his experience he is seeing greater discussion of lighting plans and such details about the height of the pole, cutoff lighting, etc. With villages, it would make sense to continue this type of review.

Byron Champlin commented we need to minimize the restrictions to maximize the opportunity for creativity.

Tim Bernier made the following motion which was seconded by Councilor DelloIacono:

Apply the Central Business Performance District flexibility with some limited modifications, such as height restrictions, to the village zones.

Vote to support the aforementioned motion was unanimous.

There was some discussion at this time regarding the meeting with Jeff Taylor. Bill Norton noted we are inching forward. Some things are going to be done but some will need more work and preparation to get them in a form for the City Council to vote on.

Byron Champlin thought there had not been a lot of public input; to what degree will the public be involved? It was noted that Mr. Taylor had been out meeting with developers and others regarding this issue. Mr. Taylor had also held two additional public forums.

After some further brief discussion, Chairperson Carley asked Carlos Baía to complete the report to City Council and to please distribute it electronically to EDAC and Jeff Taylor.

***(Jan McClure left the meeting at 8:20 A.M.)***

Mr. Baía will add today's activities to the report he has been maintaining since this reviewing process began and will have it placed on the June City Council agenda. He will forward an offer that EDAC is willing to come to the City Council meeting to present the findings of the report and he will redo the cover letter to update the information.

Mr. Baía noted that he hopes to bring the following topics to EDAC in the coming months: Proposed changes to the Life Safety Code that ostensibly will provide for flexibility in existing structures; revisiting of the economic revitalization zones for implementation by Council and; review of the economic development master plan to update if necessary.

### III. BUILDING PERMITS

Bill Norton reviewed some of the items on the April building permits report and there was some brief discussion on the numbers. Mike Santa, Concord's Code Administrator, will be attending next month's meeting on June 4<sup>th</sup> to address these issues and go over the calculations used to determine the building permit fees, etc.

### IV. OTHER BUSINESS

**Municipal Housing Commission Representative:** Tim Bernier noted that he had been EDAC's representative on the Municipal Housing Commission the last four years and his second term is coming to an end. He would like to step down from the Housing Commission and was wondering who on EDAC might be interested in stepping in. Mr. Bernier explained that the Commission has representatives from CATCH, rental unit properties, homeless advocates, and mental health professionals. He felt that the Commission provides good insight into the housing issues for everyone in the city. Chairperson Carley inquired if anyone at today's meeting would like to step up, but there were no responses.

**New appointments to EDAC:** Carlos Baía informed EDAC that at the May 10<sup>th</sup> City Council meeting, Mayor Bouley is proposing to appoint Connie Rosemont and Walter Chapin to EDAC as representatives of the creative industries. If approved, they should be at the June EDAC meeting.

**Next meeting:** The June 4, 2010, EDAC meeting will be hosted by John Hoyt and will be held at the Beaver Meadow Clubhouse.

**Budget:** Bill Norton asked about the City's FY 2011 budget. Carlos Baía informed EDAC that the Council target tax rate will be met but significantly at the cost of capital projects.

**Creative Concord update:** Byron Champlin gave a brief update on the Creative Concord activities. He noted the Chamber of Commerce had entered a contract with Artspace to conduct a market/feasibility study on the viability and need for creative economy and enterprise and incubator space in Concord. Funding is still needed as there is about a \$7,500 shortage.

Mr. Champlin mentioned that he had spoken with someone from the Manchester Chamber of Commerce who had noted that they were hoping to make Manchester a cultural center akin to Concord. It was good to hear some people think of Concord in this fashion.

**V. ADJOURNMENT**

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 8:45 A.M.

Respectfully submitted,

Beverly A. Rafferty  
Administrative Assistant